

LAKE COMO 1/4 ACRE BUILDABLE LOT

FINANCING AVAILABLE



**PROPERTY
MASTERS**

480-442-4209

CASH PRICE \$21,300

LAKE COMO BEACH HIDEAWAY

.23 ACRE BUILDABLE LOT w/UTILITIES

This is a beautifully wooded lot on the Southeast corner of Park Drive and Acacia Road. It's ready for you to build with access to city utilities (power, water, sewer) and is only 4 blocks from Lake Como's shoreline! Full lake privileges and amenities are included with the very low property owner association fee of only \$75 per year. Learn about all the amenities and more by visiting the [Lake Como Beach POA \(LCBPOA\) website](#).

Lake Como Beach is extremely well maintained and family friendly. Offering beautiful beaches and water activities from boating and fishing, to kayaking, paddle boarding, and swimming. Within minutes, downtown Lake Geneva has shopping, restaurants, adventure parks, entertainment, spas, and theaters. If that's not enough, a dozen golf resorts are less than 30 minutes from your soon-to-be front door including: The Brute at Grand Geneva, Strawberry Creek Golf Course, CeCelia's Course, Highlands Golf at Grand Geneva, and more.


Quick access to everything you want while being away from the crowds. Located in Geneva Wisconsin between Lake Geneva and Lake Delavan, this property is only an hour to Milwaukee and two to Chicago. Priced below market... your dream no longer needs to wait!

Visit the property by mapping the neighbor's house.
This lot is directly West of: [N3367 Walnut Rd, Lake Geneva, Wisconsin](#)



QUICK DRIVE FROM CHICAGO AND MILWAUKEE





■ Lake Como 1/4 Acre Lot

← LOT FOR SALE

House Next Door:
N3367 Walnut Rd
Lake Geneva, WI



**ON PARK DRIVE
& ACACIA ROAD**
(Lot lines approximate)

4 Blocks To Lake



Palmer Rd

Lake Como 1/4 Acre Lot

PICNIC AREA W/VOLLEYBALL

GENEVA NATIONAL RESORT & CLUB

Lake Como

DIRT BOAT DOCK
STREET PARKING

PAVED BOAT DOCK & PARKING LOT

Willow Bend

Dell Pl

Alder Dr
Beaver Dr
Cypress Dr
Dahlia Dr
Locust Dr

Club House Dr

University Rd

Sycamore Rd

Queen Rd

Narcissus Rd

Maple Rd

Laurel Rd

Woodland Dr

Eagleton Dr

Petrie Rd

Links Rd

National Ave N

Ryder Culp Rd

Age Rd

Longfellow Dr

Tamarack Rd

Satinwood Rd

Robin Rd

Quail Rd

Poplar Rd

Opal Rd

Nymph Rd

Mistle Rd

Larch Rd

Kale Rd

Jute Rd

Gooseberry Rd

Fern Rd

Evergreen Rd

Daffodil Rd

Cherry Rd

Beach Rd

Acacia Rd

Walnut Rd

Vine Rd

Tulip Rd

and Dr

Ave of Champions

Prinwick Dr

Geneva National Ave-S

Geneva Club Dr

Hemlock Dr

Linus Rd

Whittier Dr

Terrace Ct3976 ft





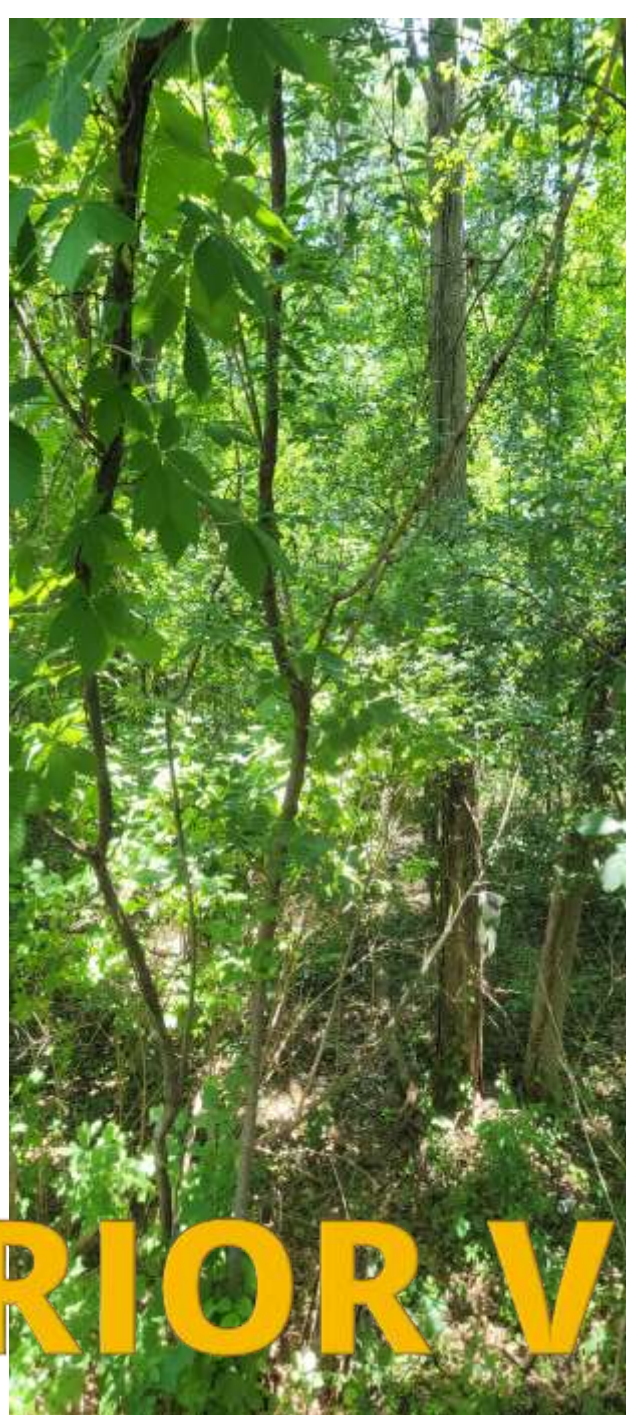




STREET VIEWS



INTERIOR VIEWS

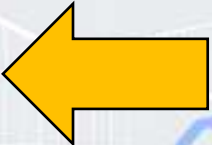


INTERIOR VIEWS



INTERIOR VIEW

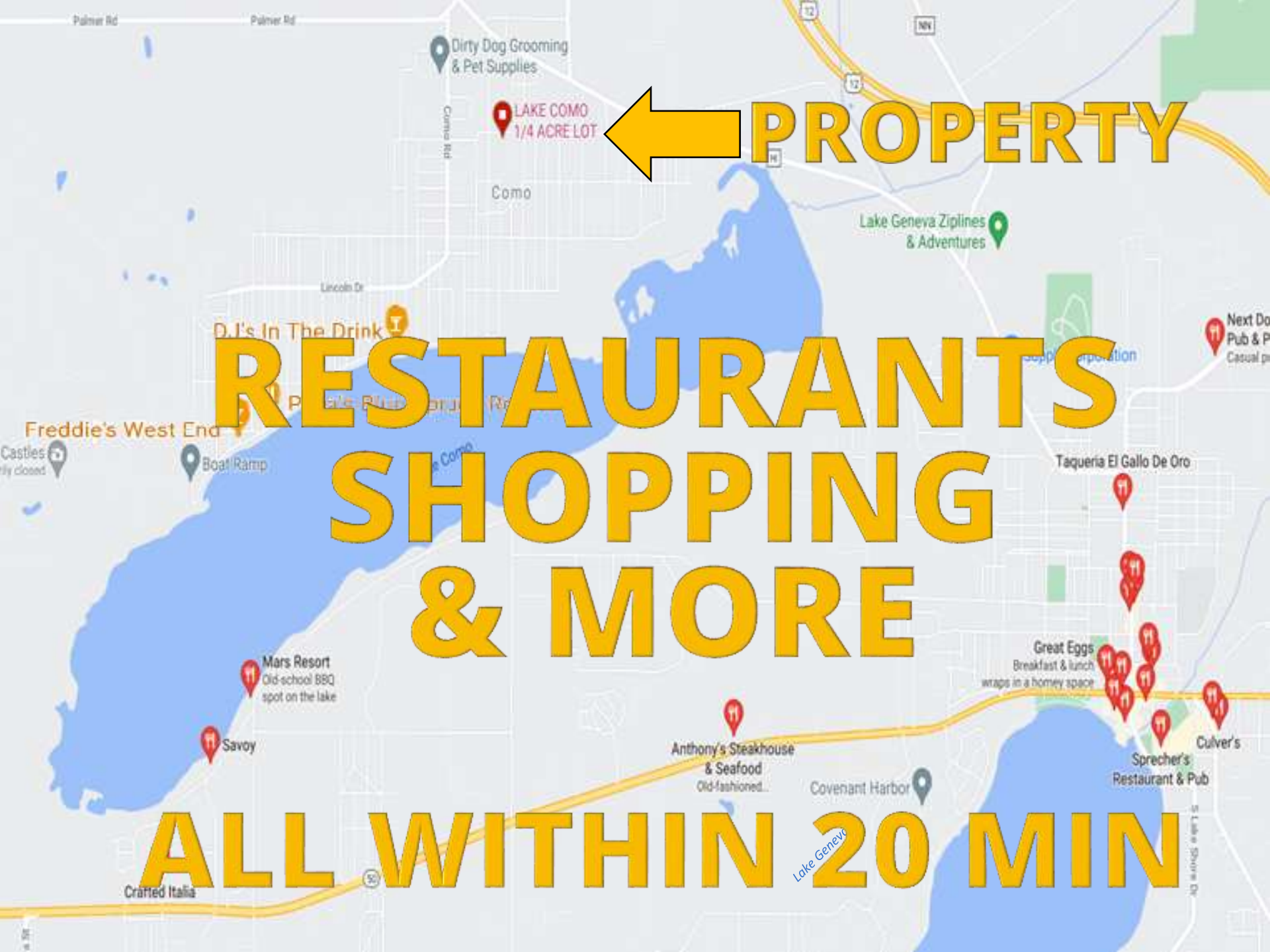
LAKE COMO
1/4 ACRE LOT



PROPERTY

**RESTAURANTS
SHOPPING
& MORE**

ALL WITHIN 20 MIN





**1.3 MILES OF
USABLE LAKEFRONT
MAINTAINED BY
PROPERTY OWNER'S
ASSOCIATION**

(lakecomobeachpoa.com)

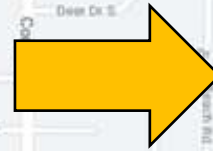
SEVERAL PARKS & BEACHES



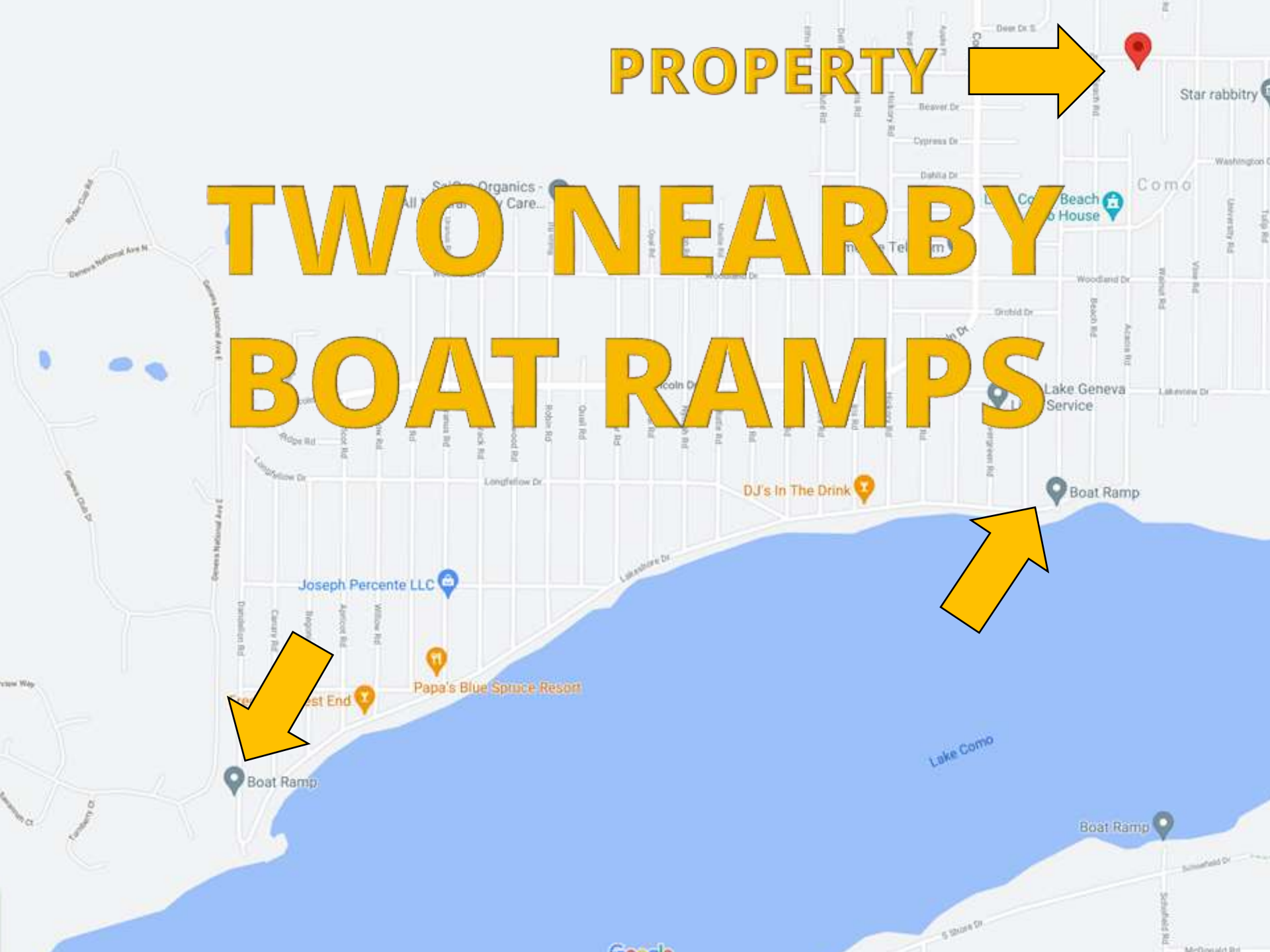


FISHING & SKIING ON THE LAKE

PROPERTY



TWO NEARBY BOAT RAMPS



PAVED BOAT RAMP
at the end of Lakeshore Drive
with large trailer parking lot





SMALL DIRT BOAT RAMP
On Lakeshore Drive at Cherry Rd.
(4 blocks from the property)

LAKE COMO BEACH

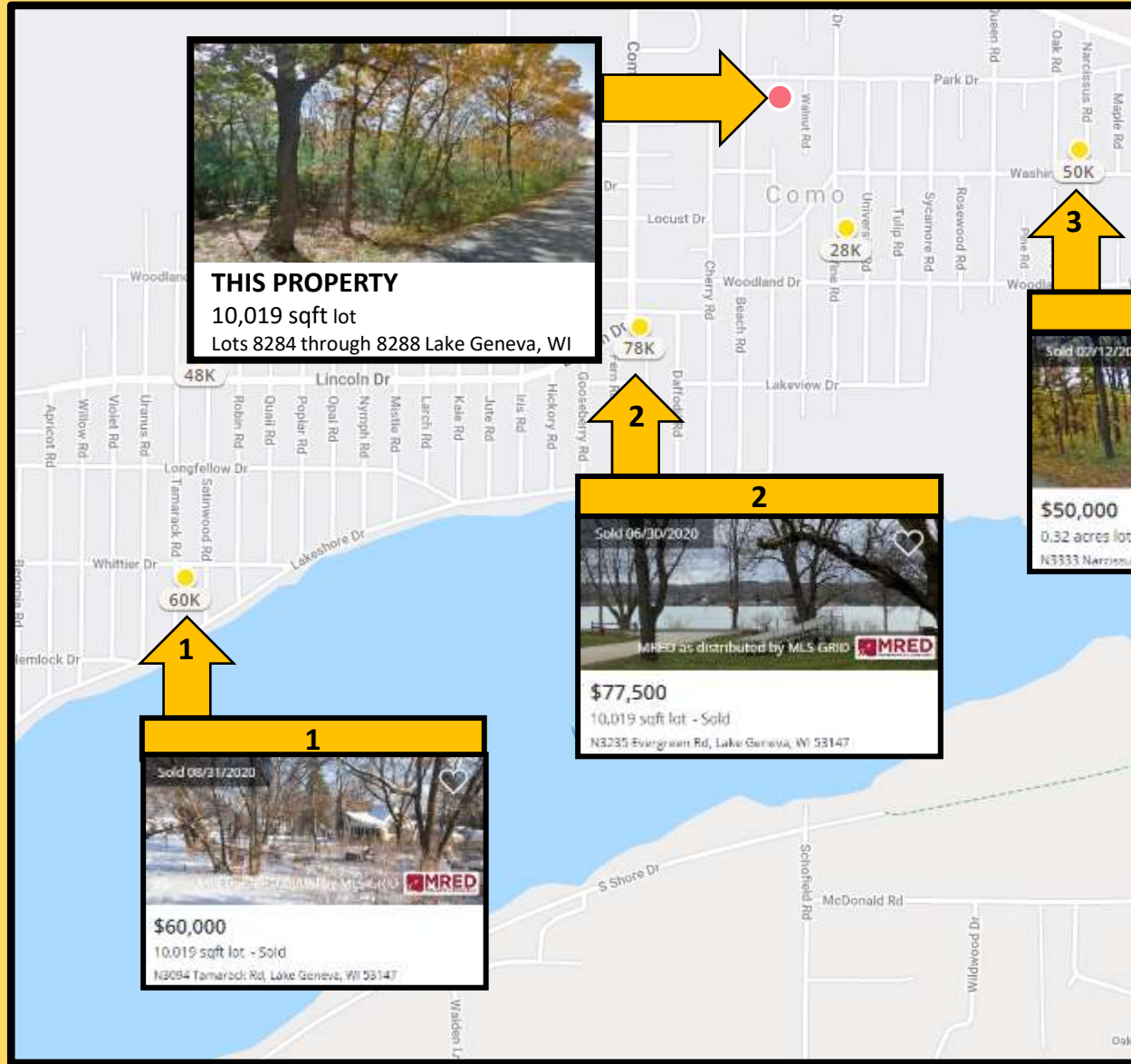


CLUBHOUSE & PRIVATE PARK

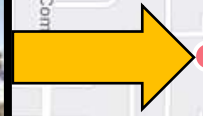
COMPARABLES



480-442-4209



THIS PROPERTY
10,019 sqft lot
Lots 8284 through 8288 Lake Geneva, WI



1

Sold 08/31/2020

\$60,000
10,019 sqft lot - Sold
N3084 Tamarack Rd, Lake Geneva, WI 53147



2

Sold 06/30/2020

\$77,500
10,019 sqft lot - Sold
N3235 Evergreen Rd, Lake Geneva, WI 53147



3

Sold 02/12/2021

\$50,000
0.32 acres lot - Sold
N3333 Narcissus Rd, Lake Geneva, WI 53147

\$21,300
Cash Discount Price

SELLER FINANCING EXAMPLES

Property Taxes
•Amount = \$488.81
•Status = Current

Property Owner's Assn (POA)
•Amount = \$75/year
•Status = Current

Utility Services
•\$30/mo. sanitary fee
•Status = At street
•Water, sewer, electric
(at street)

POA amenities include: Clubhouse w/ private park and basketball court, three beaches, two volleyball courts, playgrounds (swings, benches, picnic tables), piers, and buoys.

Financed Price

\$25,500

\$12,800

Down Payment

\$280

Per Month

96 Months

Incl. Taxes, POA, & Sanitary fee

Financed Price

\$26,800

\$8,000

Down Payment

\$380

Per Month

96 Months

Incl. Taxes, POA, & Sanitary fee



Other finance options available
Call us for details